

Les Fox
187 Hill Road
Boxborough MA 01719

September 4, 2025

TO: Boxborough Planning Board
SUBJ: Support of Campanelli OSCD permit application

I support Campanelli's application for an Open Space Commercial Development permit for The Park. Approval of the permit will allow them to thoughtfully complete development of the Beaver Brook campus, providing significant benefits to the town. Once an unsightly gravel pit, the subject land was acquired by Cisco two decades ago. Comprehensive plans for the campus were approved and Cisco began development. Utility infrastructure for water, wastewater and electric service was installed. However, a downturn in Cisco's corporate fortunes prevented their full realization and development plans were put on hold. The campus went into hibernation. Campanelli's plans for The Park promise to awaken it, to begin the next phase.

Campanelli's commercial development of The Park will generate a significant increase in tax revenue for the town without adding to the school age population. In numerous forums over the years, town residents have said this is what we want -- to reduce the tax burden on homeowners. Compared to Cisco's OSCD permit previously approved by the town, The Park will be less intrusive with increased setbacks, fewer parking spaces, less impervious surface, and about 30% reduction in aggregate building footprint. Beyond increased tax revenue, Boxborough will benefit from the donation of more conservation land and open, recreational space.

Campanelli has already provided valuable support for Boxborough's goals for management of our water resources. They have made improvements to the campus on-site wastewater treatment system. As requested by Boxborough, they did not seek to increase the groundwater discharge permit for the treatment plant. Campanelli made a significant investment in PFAS remediation for the existing campus deep rock well, and shared technical results of a pilot PFAS treatment system. Most significantly, Campanelli has fully supported the Boxborough-Littleton project to install a pipeline on Beaver Brook Road that will bring clean water from the Littleton Water Department treatment plant to properties and 1100 residents west of I-495. This is a major DEP-backed project to finally address long-standing water quality issues in that part of Boxborough. In addition to clean drinking water, the new pipeline will bring water for firefighting to that area. The project is on schedule with pipeline installation expected to be complete by end of 2026.

I fully support Campanelli's request for an OSCD permit and urge timely approval by the Planning Board.

Sincerely,

Les Fox

Resident and Chair, Water Resources Committee
978-771-4093 mobile

CC: Selectboard
Michael Johns, Boxborough Town Administrator

Les Fox
187 Hill Road
Boxborough MA 01719

Russell Dion, Partner, Campanelli